The impact of the economic and commercial dynamics on residential neighborhoods
"Case study of the city of El Eulma as a commercial pole in Algeria"

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ABSTRACT

Many economic researchers are using several methods and indicators in an attempt to measure sustainable development at the level of each city, where indicators evaluate the state of each of them through numeric criteria that can be calculated and compared with the other cities, and I have multiplied these indicators to social, environmental, economic, placing so many indicators of sustainable development has become a necessity to form the basis of interest for the management of all sustainable development aspects. El Eulma City, about 300 km away from the Algiers to the east, and 25 km away from the headquarters of the state of Setif heading Algerian cities in terms of economic mobility business that made her stand out as an economic trade pole at the national level and at the level of the Algerian East (the regional level). We have emerged this commercial economic movement in the city of El Eulma without prior planning to make it grow and expand at the expense of residential property in inappropriate places and is not intended for trading (ie, at the expense of areas the public's residential neighborhoods), the most important district of Dubai, through which the city became a witness of intensive movement because of the growing demand as a shift from commercial neighborhood to another resulted in the neglect of environmental and social aspects will therefore be through this study set commercial indicators for economic movement within the urban fabric where residential property is in order to achieve sustainable development of the city integrates the face of economic with the face of environmental and social.

Keywords: economic and commercial mobility, real estate upgrade, upgrade housing, indicators of economic activity, sustainable development.

1. INTRODUCTION

Most cities are interested in the affairs of sustainable development to try to gain access to the development of economic check welfare, In America, for example, and according to 2008 figures, we find that the GDP reached 14264 trillion dollars or 23% of global output, and GDP per capita 46 859 dollars, and the service sector, such as 67.8% of GDP local, and unemployment of 9.4% and poverty 12.5% of the total population, and in Algeria in 2006, the income year to 120 million dollars and a year income per capita 3487 dollars per year and the growth rate of 5.6% and estimated unemployment of 12.3% (Zair, 2010), and these statistics are considered among the most important indicators by which to measure sustainable development at the level of each country. City El Eulma comes advances all Algerian cities in terms of the mobility of economic business that made her stand out as an economic and national pole for trade and the main problem is the absence of pre-planning that makes them grow and expand at the expense of residential property in inappropriate places and are not intended for trade, and Langer for that minor problems loss of social life in residential neighborhoods of the city and the environmental pollution of the ocean spread of waste, heavy traffic, noise and the exploitation of sidewalks and roads to display goods. From this point has been raised the following questions: How do you adjust the kinetic indicators of economic and commercial in El Eulma even have a positive face on the upgrade and residential real estate? Then what are the dimensions of the evolution of trade movement and its impact on the urban area? Is that the premise of the arbitrator is a lack of management that led to the emergence of the economic and non-commercial organization or the hypothesis that the development of trade and economic movement in El Eulma that led to the economic
prosperity and neglected socially and environmentally.

2. SUSTAINABLE DEVELOPMENT AND ECONOMIC AND COMMERCIAL ASPECTS

Development is to provide work product and the quality of a better life for all people, which is what needs to be significant growth in productivity and income and the development of human capacity, and according to this vision, the goal of development is not just to increase production, but to enable people to expand their choices (Khaled, 2007), and sustainable development aims at achieving a balance between the interactions and the changes of mutual relations, which include the rights of its potential, its culture, aspirations, civilization and the elements of the place of natural, environmental and human role in exploitation, modification or development, and sustainable development to meet the necessities of the present society without prejudice to the resources and potential natural and balanced, taking into account the future vision and achieve the aspirations of subsequent generations (Repetto, 1986), (Hicham, 1999), (Christian, 2005), (Saudi, 2006).

Sustainable development relies on a set of indicators which is about one of the data that are selected from statistical information task, in order to privacy and what represents value and is also known as a tool describing in quantitative brief situation or a particular one, which is a measure that summarizes the information and reflects the phenomenon or a specific problem, answers to specific questions inquiring about the decision-maker in a comprehensive definition of the index, the latter variable quantitatively determined by absolute value or a percentage used to express the phenomenon or an issue, and must be a pointer (Manal, 1991), (Hassan, 2001), (Harfouch, 2008).
- Accurate in the sense that it measures already what he wants him to be measured.
- Can predict or expect.
- Sensitive to the sense of responding to the changes in the situation in question compared.
- Non-bias index or highlight it.
- The relative ease of data collection and use.
- Easy in the sense that the measure and its application in the field of science is easy.
- That reflects something fundamental to the economic reality of society or long-term environmental.

A - Social indicators

Social indicators are the proportion of the population living below the poverty line, the distribution of income, unemployment rates, the proportion of the wages of females to males, the nutritional status of children, the proportion of the population served by sewage system, the proportion of people who have safe drinking water, the proportion of people who have health care service initial, the proportion of children who have basic education, the rate of adult illiteracy, population growth rate, the proportion of housing space per person ([Doglas, 2000], [Rachid, 2003], [Bouchachi, 2007]).

B - Environmental indicators

Environmental indicators are the emission of greenhouse gases, the use of harmful substances with ozone, the concentration of air pollutants in residential areas, agricultural land and arable land, the use of fertilizers and pesticides, the proportion of forest area of the total area, land affected by desertification, the proportion of residential land, the proportion of annual use of groundwater and the surface of the renewable water resources, the proportion of oxygen in the water resources, ecosystems in the area of the total area ([Louis, 1965], [Mohamed, 2002]).

C - Economic indicators

Economic indicators are the ratio of GDP per capita, the ratio of investment to gross domestic product, the percentage of deficit to gross national product, rate of resource utilization, the proportion of development aid to GDP, annual energy consumption per capita, the proportion of consumption of renewable energy sources, the proportion of energy use for trade and services, the proportion of energy use in the industry, the rate of production of industrial and household waste, hazardous waste production rate, average distance traveled by an individual in every way and the transfer rate of the production of radioactive waste ([Lekehal, 1996], [Beaujeu, 1977]).

3. ANALYTICAL STUDY IN DUBAI NEIGHBORHOOD IN EL EULMA CITY

El Eulma is situated in High Plains east of Algeria, and specifically within its Part western labeled High Plains, and away from the headquarters of the state of Setif, 27 km to the west, and thus it occupies an important position in Eastern Algeria, as located on the axis of an important link between the state of Constantine in the east and Algiers and the west goal of national Road (05), which divides the city...
into two almost equal or railroad the country’s main link between Algeria and Tunisia.

Figure 1: The location of the city El Eulma
Source: Zair S.(2010)

Figure 2: City Planner El Eulma
Source: Zair S.(2010)

The district of Dubai is all subdivisions, 690 homes and 64 homes, and is one of the most well-known markets daily across the entire national territory by what is available from local and imported goods. Located on the western side of the city center at the intersection of two roads of the city (National Road No. 5) and (National Road No. 77) and along the passenger terminal. The area of district Dubai is 30 hectares.

3.1- Analysis of built space

The neighborhood is a residential islets in the form of villas and a two-story ground floors, where over several stages:
- Villas established by Jenny Cedar Company in 1987, and in parallel with the establishment of mutual benefit and protection of which was the beginning of commercial activity.
- The fragmentation of residential building 426 homes in 1989.
- Completed in the form of individual allocations in 1990, a real estate association (Ibn Badis, tents and light).
- Was created fragmentation of other share 144 Residential segment in 1994, where I took a commercial nature, like hashes other, as annexed to this association recreational real estate 64 dwelling established in 1996 Storey ground, specially prepared for the exercise of commercial activities, and a two-story floors housing, and so was the proliferation of commercial activity spontaneously from retail to another, where a shift from neighborhood to neighborhood commercial considerably in 2000.

Neighborhood contains the necessary equipment as a residential neighborhood and becoming the commercial district, it became lacks the necessary equipment and facilities that serve the business, such as hotels, attitudes, and other commercial centers.

Figure 3: Determining the study area (Souk Dubai)

Figure 4: Transformation of residential neighborhood
3.2 - Analysis of non-built space
- The neighborhood is surrounded by major and minor ports, making it easily accessible from all directions.
- Structured ways in which the neighborhood is in good condition but lacks the function as routes where positions have become places for the display of goods.
- Configuration are in good condition but in terms of the use they are not functioning as a corridor for pedestrians, but a place for the display of goods.
- There are places to stop neighborhood is dedicated to the residents of the neighborhood, but the transformation of his job has become a stopping places are not sufficient to accommodate the traders and visitors, which led the owners to stop cars in the streets and on some sidewalks, resulting in congestion in the movement.
- Is not available live on an area ripe for the use of any recreational activity where there is a neighborhood green space and one which is not enough and turned into a place for commercial Show.

3.3 - Measurement of the indicators of sustainable development for the neighborhoods

Social indicators
- The estimated population of the neighborhood by any inhabitant 3570 (2.51% of the population of the city).
- Estimated population density of 149 inhabitants / ha, which is high compared to the specified density in Planning Director and Master Plan with 125 inhabitants / ha. The housing density is estimated to 31 dwelling / ha .
- Neighborhood provider networks of drinking water and sanitation by 100 %.

Environmental indicators
- Estimated per capita green area 0.3 m 2 , a low compared to international standards defined generally by 10.00 m2 per inhabitant.
- Influenced by the neighborhood daily solid waste resulting from the activities of traders that are virtually thrown in the public circle until another successor.
- Noise, pollution and choking in traffic and alarmed residents of the neighborhood, and residents of the adjacent ocean of chaos Shopping.

Economic Indicators
- The percentage of workers in 2008 in the trade sector of the city by 45%, 50 % of them are working in the Dubai district.
- The percentage of workers in the trade of iron tools to 9%, the largest proportion compared to other activities.
- Per capita GDP stood at 4 million dinars in 2010.
- Neighborhood provider of electric power and gas by 100%.

3.4- Questionnaire analysis

Were distributed form questionnaire traders and residents of the neighborhood where 30% of them are covered and the method of distribution in proportion to the percentage of presence neighborhood activities, through distribution and retrieval of some of the difficulties we sought by traders by virtue of the sensitivity of the subject, especially in the question on as the average. After analyzing the form was reached as follows:
- The neighborhood is dominated by individual housing by 92%, in terms of area roofed at the level
of the ground floor of each house is estimated at 100%.
- Commercial warehouse occupies 70% indicates that the transformation of the neighborhood from residential to commercial.
- Tenants occupy 86% of the shops. The traders and owners of shops who practice commercial activity by not exceed 14%.
- Merchants males increased by 100 %, as engaged in trade at an early age, as we find that the class that make up the largest proportion of traders are class young people aged between 18-39 years, while the users of their age ranges between 15-69 years for males and from 15 -39 years for females, and the largest proportion of traders have an average grade level.
- The predominant activity is Electro households tools and appliances by 35%, followed by home furniture by 21% and the other materials are due to the increasing demand for these products.
- The proportion of imported materials represent the neighborhood of 64% , while local represents 36% and this is due to the foreign goods of high quality and reasonable price.
- Wholesaling and represents the largest proportion is estimated at 53% And a daily frequency on the market, especially in the morning by 100% and this is due to the diversity of items.
- Neighborhood Dubai has become today in the environmental condition is bad, and this is due primarily to the neglect of managers who do not care, but the collection of taxes from the merchants, and the second-class disinterest traders cleanly neighborhood because most of them tenants and their goal to make a profit, resulting in the pollution, the noise, the absence of a places for children to play and a lack of green space.

4. CONCLUSION

Through analytical study and field investigation was concluded that the movement of economic and trade within cities need to run a tight and precise scheme even an organized movement and effective upgrade compatible with the real estate and housing. Also, this movement if they contribute to increase and upgrade the income of each of the residents of the neighborhood and the merchants and the city in general, and thus prosper economically it should not be correlated and coincide with the neglect of the two sides of social and environmental negative impact on the urban environment through noise and pollution and lack of places to play children and the lack of green spaces and converts it to a place to throw the waste. This confirms the validity of hypotheses, the first managerial nature represented by the arbitrator that the lack of management that led to the emergence of the economic and non-commercial organization and second nature represented in the urban development of the economic and commercial city El Eulma that led to the economic prosperity and neglect socially and environmentally. For this we reach a set of recommendations and suggestions that could contribute in controlling the signs of this movement of economic and commercial city El Eulma and other cities like her even have a positive face on the upgrade real estate and residential and achieve sustainable development that integrates the face of economic with the face of environmental and social and are as follows:

- Valuation Site and the important physical characteristics and spatial City El Eulma that made them commercially pole nationally linking the east and the center pierced the most important national roads, and embraces the economic structures and various commercial and multi contributed significantly to the reduction of unemployment.
- Reorganize the Dubai souk (Market) remove trade heavy wholesale to the outside of the urban fabric and to maintain the trade and light retail within the neighborhood and prevent the exploitation of public places for performances commercial sustainability socially, environmentally and economically, both for the neighborhood residential or urban environment (the city).
- Exploitation of Foreign spaces located between barracks and buildings and configured to green spaces and arenas for gathering and children's toys and entertainment.
- Set the blueprint for the mechanical movement and the movement of pedestrians identifies roads and tracks and provides the necessary positions to fit the movement with the economic and commercial traffic between the internal markets of the city and the heavy pole trade and wholesale trade to be on the outskirts of the city.
- The establishment of units for recycling of waste left behind by these markets in huge quantities every day, and at the same time maintaining the cleanliness of the ocean.
- Adjust the notebook as a legal framework determines the conditions allowed and contraband with the sanctions , it is necessary to respect the beneficiaries and traders allocated space for sale, taking into account the non-display of goods outside the specified window.
- Create mini-markets, rather than the market daily fruit and vegetable seller comply with the conditions book, which includes a cleaner environment as a prerequisite.
- As the city is surrounded by agricultural land and in anticipation of the entry into force of the precautions we suggest expanding the real estate business and economic poles to neighboring municipalities nearby “guelta zargua and Bazr Sakra” provided for the vacant properties could create a balance in the region.
- Organizing social studies, economic, architectural and construction of its allocation to specialized consultants working on finding distinctive physical character of the urban fabric that mating between the promotion of residential and commercial real estate and upgrade economic integrates three aspects of sustainable development of social, environmental and economic.

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